





### SITE DATA

PROPERTY LOCATION: 1990 NW FEDERAL HWY, STUART FLORIDA 34994  
 PROPERTY ZONING: GENERAL COMMERCIAL  
 EXISTING USE: SELF-STORAGE / SURFACE PARKING  
 PROPOSED USE: SELF-STORAGE  
 SITE AREA: 109,428 SF / 2.51 AC (10,000 SF / 0.23 AC MIN.)  
 TOTAL BUILDING GROSS FLOOR AREA: 57,319 SF  
 PROPOSED BUILDING AREA: 31,557 SF  
 EXISTING BUILDING AREA: 25,762 SF  
 TOTAL: 57,319 SF  
 BUILDING COVERAGE = 57,319/109,428 = 52.38% (60% MAXIMUM)  
 BUILDING HEIGHT: PROPOSED: 30' (40' MAXIMUM)  
 FLOOR AREA RATIO (FAR): FAR = 104,887/109,428 = 0.96  
 PROPOSED SITE AREA CALCULATIONS:  
 TOTAL BUILDING FOOTPRINT: 57,319 SF 1.31 AC (52.18%)  
 PAVING AND SIDEWALK: 27,787 SF 0.64 AC (25.39%)  
 IMPERVIOUS AREA: 85,106 SF 1.95 AC (77.77%)  
 PERVIOUS AREA (GREEN AREAS): 24,322 SF 0.56 AC (22.23%)  
 SITE AREA: 109,428 SF 2.51 AC (100%)  
 OPEN SPACE: PROPOSED : 22.23% (20% MINIMUM)  
 BUILDING SETBACKS: REQUIRED PROVIDED  
 FRONT: 25 FT. 34 FT.  
 SIDE (NORTH): 10 FT. 20 FT.  
 SIDE (SOUTH): N/A N/A  
 REAR (WEST): 20 FT. 20 FT.  
 LANDSCAPE BUFFER: REQUIRED PROVIDED  
 FRONT: 15 FT. 17.25 FT (MIN., VARIES)  
 SIDE (NORTH): 10 FT. 10 FT.  
 SIDE (SOUTH): N/A N/A  
 REAR (WEST): 10 FT. 20 FT.  
 PARKING REQUIRED: MINIMUM RESIDENTIAL STORAGE FACILITY  
 = (1 SPACE/1500 SF GROSS FLOOR AREA)  
 = 63,114/1500 = 42 SPACES  
 EXISTING PARKING = 5 SPACES  
 PARKING PROVIDED:  
 REGULAR: 11 SPACES (7 PROPOSED, 4 EXISTING)  
 ACCESSIBLE: 2 SPACES (1 PROPOSED, 1 EXISTING)  
 TOTAL: 13 SPACES  
 \*PARKING RATE ADJUSTMENT (S REQUESTED FOR SELF-STORAGE USE)

### ZDEVELOPMENT SERVICES

CONSULTANTS  
 CA 29354  
 1201 E. ROBINSON STREET  
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 PH: (407) 271-8910

DATE	REVISION
05-30-24	01-SP-2
05-15-24	01-SP-1

REVISED FINAL SITE PLAN 1"=30'

This item has been digitally signed and sealed by CHRISTOPHER THOMPSON on the date adjacent to the seal.  
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
 CHRISTOPHER THOMPSON, P.E.  
 FL REG. # 8305

EXTRA SPACE STORAGE  
 1990 NW FEDERAL HWY  
 STUART, FLORIDA 34994

DATE: 05/10/24  
 DRAWN: OH  
 CHECKED: CT

SP1  
 REVISED FINAL SITE PLAN  
 PROJECT NO.: 2024-115





